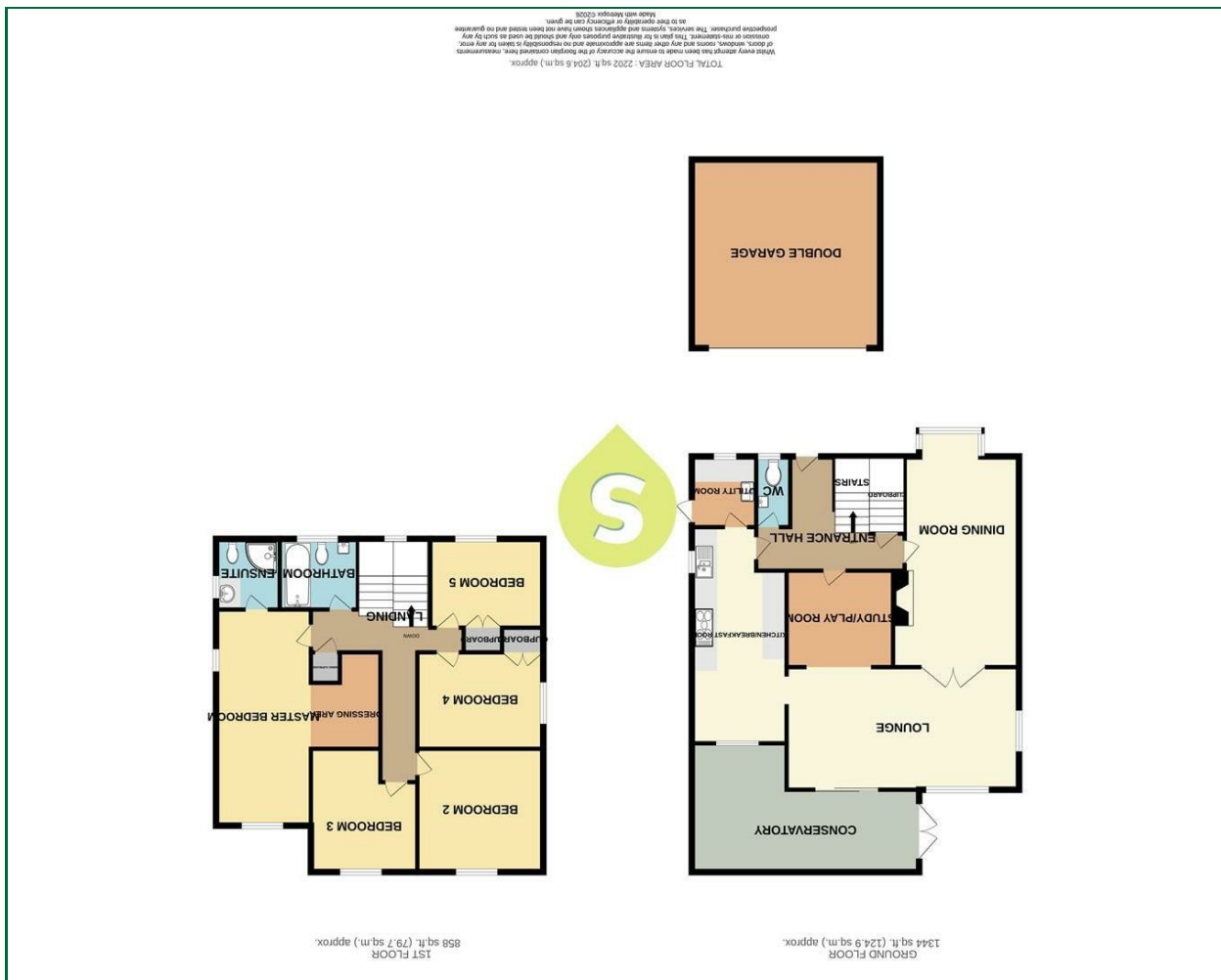




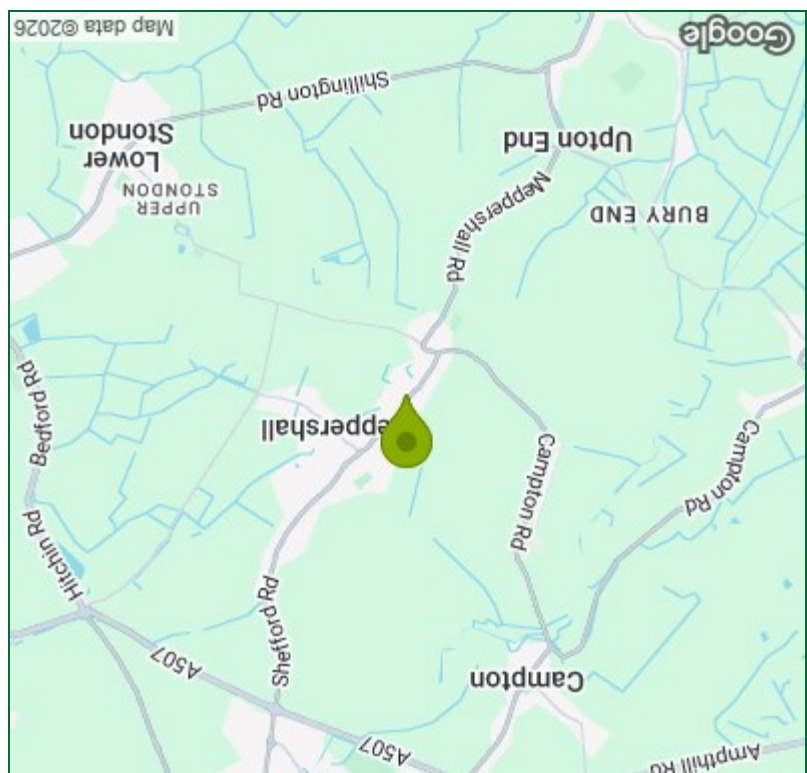
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Viewing

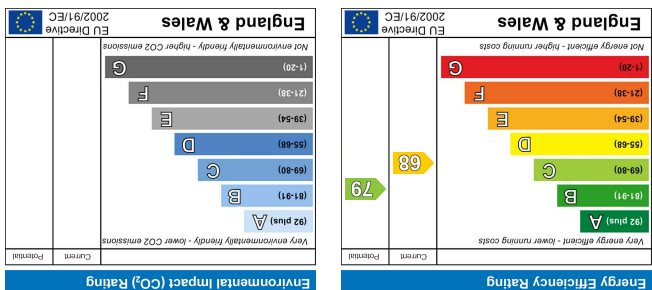
Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



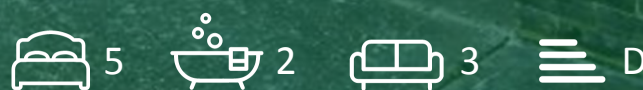
Area Map



Energy Efficiency Graph



High Street,  
Meppershall | Beds  
£600,000



#### Entrance Hall

Entrance door, stairs to first floor, radiator, tiled floor, under stairs storage cupboard.

#### Cloakroom

Comprising of low level w.c, wash hand basin with tiled splash back, tiled floor, window to front.

#### Kitchen

19'8" x 15'10"

Fitted kitchen with a range of base and eye level units with roll top work surfaces, one and a half acrylic sink unit with mixer tap, tiled splash back, range cooker, plumbing for dishwasher, tiled floor, window to side.

#### Utility

6'5" x 4'2"

Window to front, door to side, wall mounted gas boiler, butler sink, plumbing for washing machine, tiled floor.

#### Dining Room

19'6" x 10'5"

Box bay window to front, two radiators, gas fire with brick surround and tiled hearth.

#### Lounge

20'11" x 11'1"

Window to rear and side, radiator, tiled floor, bi folding doors to conservatory.

#### Study/Playroom

9'8" x 8'9"

Radiator, tiled floor, opening into lounge.



#### Conservatory

17'8" x 12'6"

Brick and uPVC construction, French doors to garden, tiled floor.

#### Landing

Access to loft space, airing cupboard, window to front.

#### Bedroom One

19'7" x 15'10"

Spacious, dual aspect room with windows to side and rear, radiator.

#### En-suite

Suite comprising of fully tiled shower cubicle with wall mounted shower, wash hand basin in vanity unit, low level w.c, radiator, window to side.

#### Bedroom Two

11'5" x 11'3"

Window to rear, radiator.

#### Bedroom Three

11'3" x 9'1"

Window to rear, radiator.

#### Bedroom Four

11'5" x 8'9"

Window to side, radiator, fitted double wardrobe.

#### Bedroom Five

10'4" x 8'1"

Window to front, radiator, fitted double cupboard.

#### Bathroom

White suite comprising of panel enclosed bath with wall mounted shower, glass shower screen, low level w.c, pedestal wash hand basin, part tiled floor, radiator, window to front.

#### Front Garden

Hardstanding providing ample off road parking for several cars, gated access to rear garden.

#### Double Garage

17'1" x 17'0"

Double up and over door, power and light, eave storage space.

#### Rear Garden

A good sized rear garden with paved patio area, steps up onto extensive lawn area, gated access to front.

#### Agents Notes

Freehold.

Council Tax band F.

